



2200 Aero Club Drive Justification Statement April 9, 2024

Request

On behalf of the applicant and owner, S F Equestrian Farm FLA LLC, we are requesting a minor site plan amendment, master plan amendment, and easement abandonment to create a second access driveway onto Aero Club Drive to be used specifically for service egress. The requested egress will accommodate large service vehicles only, allowing for efficient circulation of the site rather than requiring the vehicle to turnaround within the property. Vehicles of this size will only service the site sparingly during season, thus no increase in trailer traffic will occur. The proposed egress will maintain approximately +/- 293 feet of separation from the existing driveway, and +/- 677 feet of separation from Take Off Place, measured from center line to center line. Additionally, two "do not enter" signs will be mounted to the proposed gate columns to ensure there is no ingress traffic at this access point. The proposed sliding gate will consist of metal panels, complemented by the existing landscaping resulting in a tasteful enhancement to the property's frontage onto Aero Club Drive.

We are also requesting approval to replat parcel 8 and Tract L4, concurrent with the master plan amendment. Approval of this application will allow the applicant to amend the Winding Trails master plan and the current site plan for the subject property along with the proposed modifications to the water management easement, limited access easement, lake maintenance easement, and property boundary as reflected on the aforementioned plat. The recorded declaration made by the Winding Trails Property Owners Association has been included for reference.

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Background

The subject 10.04-acre property is located on Aero Club Drive in the Village of Wellington. The subject property has a zoning designation of PUD within the Equestrian Overlay Zoning District,

and a Future Land Use designation of Residential B. The property is currently partially developed. The completion of Phase 1 of the development (i.e., including storage bldg.- two story groom quarters & barn complex, and ancillary structures) is scheduled for completion by July of 2024 for occupancy at the beginning of Q4 2024. Phase 2 (i.e., the free-standing residence subject of the minor site plan amendment request) is planned to be constructed in 2025 after the WEF season ends.

Previously, in 2017 the village council approved the Landings at Wellington PUD master plan which consisted of nine lots each permitted to have a dwelling, barn with grooms' quarters, and a maximum of 10 stalls. This approval required restrictive covenants. Specific provisions relative to this pending request include a restriction limiting "no more than four horse stalls per acre and no more than ten horse stalls on any lot within the development.". In August 2021, Village Council approved Ordinance 2021-20 which revised Section 6.8.9.C of the Village's code allowing two lots under common ownership to be unified and for the allowable intensity to be permitted in aggregate on the unified lot. Following the approval of this Ordinance, the owner combined lots 8 and 9 in December 2021. Since then, minor modifications to the sand trail have been administratively approved in 2022 per 2022-0010 MSPA.

Site Plan Justification Criteria

1. Minor changes not significant enough to warrant Development Manager approval require administrative approval to ensure that plans are updated and distributed to appropriate agencies. Confirm no proposed changes or corrections contradict a Board imposed condition.

Response: The minor site plan request within this application is paired with the proposed master plan amendment to allow for a second access driveway for service egress. The masterplan amendment shall be considered for approval by Village Council however the site plan request will amend the current approved site plan to remain consistent with the Winding Trails master plan.

2. List all proposed amendments. Be as specific as possible and provide plans that are clouded to show the proposed changes.

Response: The applicant is requesting a second access driveway, south of the main entrance, to accommodate service vehicles. The proposed access to Aero Club Drive will be designated specifically for service egress only, accompanied by a sliding gate.

3. Provide explanation why the proposed site plan amendment modifications are necessary.

Response: As previously mentioned, the current circulation conditions force large fire and safety and service vehicles to turnaround on-site, causing unnecessary safety risks and inefficiency of requisite service times. This proposal will maintain the same circulation for regular guests through the main ingress/egress, however fire & safety, and large service vehicles (particularly large equine delivery trucks utilized for seasonal ground transport) will now gain the opportunity to leave the site safely and

efficiently through the one-way egress rather than requiring a 3-point turn which can create otherwise avoidable safety issue. This will result in much safer, quicker service periods, with efficient circulation.

Master Plan Justification Criteria

1. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Response: The proposed request is consistent with Goal #2 of the Land Use and Community Design Element given the enhancements to site circulation and aesthetics. Additionally, the request is compliant with Goal #3 and Objective #3.1 in respect to the proposal's compatibility with surrounding properties while maintaining distinctive characteristics.

2. That the proposed request is in compliance with all articles of the Land Development Regulations (LDR).

Response: The proposed request is in compliance with Article 7 Chapter 4 of the Village LDR, as the code allows for a maximum of two driveways for lots located on minor collector roads.

3. That the proposed request minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

Response: The proposed request has no negative impact on the natural functioning of the environment nor does it reduce the site's required landscaping or drainage calculations below code minimum.

4. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

Response: Service of the site will continue to operate as frequently as it always has, causing no additional impact to surrounding sites. The proposed service egress will allow service vehicles to circulate more efficiently, thus reducing the amount of time service vehicles remain on site. There is no visual impact on surrounding properties associated with this request.

5. That the proposed request is consistent with applicable neighborhood plans.

Response: The proposal is consistent with Winding Trail community plans, supported by the Winding Trails HOA, and indeed recent precedence for the same relief of a second egress for lots 5 & 6 in the development has been approved by the WT HOA as well as the VoW council.

6. That the proposed request will result in a logical, timely and orderly development pattern.

Response: Given the site's equestrian use, the proposed request will result in the most logical and efficient circulation of service vehicles through the site. The current conditions force large trailers to turnaround on the property rather than continue forward to exit the site.

7. That the proposed request complies with Wellington building standards.

Response: As previously stated, the proposed request is in compliance with the Village's comprehensive plan and land development regulations. All applicable building standards are being met.

Conclusion

Thank you for your consideration and we look forward to working with staff through the review process to address any comments that may arise.